DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	12-110520-LO
Project Name/Address:	Brancato Garage and Guest Cottage 6021 173rd Avenue SE
Planner:	Reilly Pittman
Phone Number:	425-452-4350
Minimum Comment Period:	**July 5, 2012**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

SEPA Checklist reviewed by Reilly Pittman on 6/19/12

City of Bellevue Submittal Requirements | **27**

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION
Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

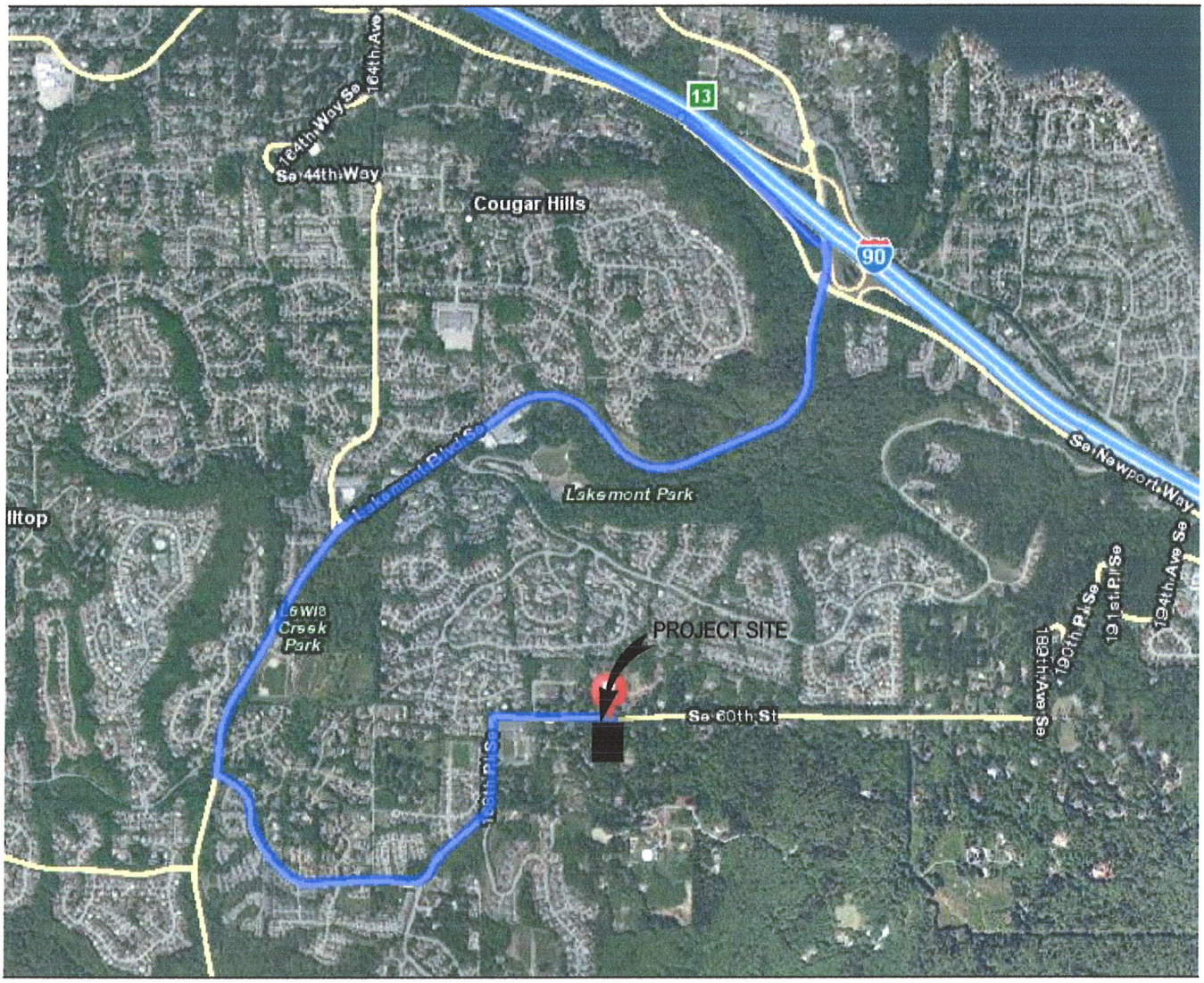
Received
MAR 30 2012
Permit Processing

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

RP

DIRECTION:

- MERGE ONTO I-90 E TOWARD SPOKANE.
- TAKE THE LAKEMONT BLVD. S. E. EXIT, EXIT 13, TOWARD W. LAKE SAMMAMISH/S.E. NEWPORT WAY.
- KEEP RIGHT TO TAKE THE LAKEMONT BLVD. S.E. RAMP TOWARD S.E. NEWPORT WAY.
- TURN RIGHT ONTO W LAKE SAMMAMISH PKY SE/LAKEMONT BLVD SE. CONTINUE TO FOLLOW LAKEMONT BLVD SE.
- TURN LEFT ONTO SE COUGAR MOUNTAIN WAY.
  . SE COUGAR MOUNTAIN WAY IS JUST PAST SE 62ND ST
- SE COUGAR MOUNTAIN WAY BECOMES 168TH PL SE.
- TURN SLIGHT RIGHT ONTO SE 60TH ST. .SE 60TH ST IS 0.1 MILES PAST SE 62ND ST
- TURN RIGHT ONTO 173RD AVE SE. .173RD AVE SE IS JUST PAST 172ND PL SE
- 6021 173RD AVE SE IS ON THE RIGHT.



Project Site

N

Mark Travers Architect, AIA

www.marktraversarchitect.com

2315 East Pike Street
Seattle, WA 98122

Tel: 206-763-8496
Fax: 206-328-3238

RP

City of Bellevue Submittal Requi[illegible]ents

27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Laura Brancato

Proponent: Above

Contact Person: Mark Travers Architect
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2315 E. Pike St. Seattle WA 98122

Phone: 206-763-8496

Proposal Title: Brancato Residence

Proposal Location: 6021 173rd Ave SE Bellevue WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Proposal of detached structures
2. Acreage of site: 0.99
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 1746 sf
7. Quantity of earth movement (in cubic yards): 100 cu.yda
8. Proposed land use: SFR
9. Design features, including building height, number of stories and proposed exterior materials:
   1 Story cottage w/ basement
   1 Story detached garage
10. Other

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Estimated date of completion of the p' al or timing of phasing:

2-3 months

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The subject site is on a critical area (40% steep slope). A geotech & critical areas report will be provided.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

N/A

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

N/A

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See GeoTech Report

RP

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Don't know

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Cut & Export

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No if TESC is implemented

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

TESC

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

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appropriate, state stream or river it flows into.

No ***A stream identified as a Type-N is east of the site. No work is within any stream buffers or setbacks.***

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

N/A

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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c. Water Runoff (Including water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

TESC & Permanent erosion control

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Shrubs

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native plant revegetation

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5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

Pacific flyway migration route typical of Western Washington

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Natural gas, Elect.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

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b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

N/A

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

(3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single Family Residence

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Existing Single Family Residence

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-1

f. What is the current comprehensive plan designation of the site?

N/A ***SF-L, Single-Family Low Density***

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Steep slope

l. Approximately how many people would reside or work in the completed project?

2

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Critical area permit & building permit

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Max. 15 feet from average grade.

b. What views in the immediate vicinity would be altered or obstructed?

N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

N/A

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

c. How many parking spaces would be completed project have? How many would the project eliminate?

7 spaces total (5 new and 2 existing)

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not Including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No change

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary sewer & Electricity

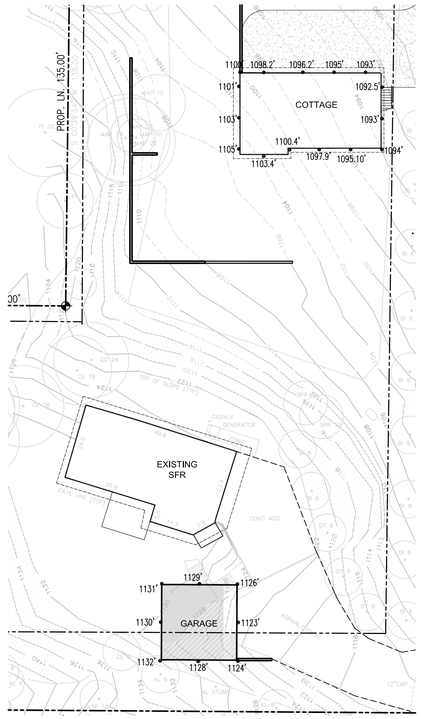
Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... My Loan Nguyen FOR MARK TRAVERS

Date Submitted.....

RP



BUILDING HEIGHT PER LUC 20.20.010 (ZONE R-1, NOTE 43):

AVERAGE EXISTING GRADE FOR COTTAGE
= (1100+1098.2+1096.2+1095+1093+1092.5+11093+1094 +1095.10+1097.9+1100.4+1103.4+1105+1103+1101)' / 15
= 16,467.7/15 = 1097.84'

HEIGH LIMIT FOR A PITCHED ROOF = 1097.84' + 35' =1132.84'

HIGHEST POINT OF COTTAGE AT THE RIDGE OF PITCHED ROOF
PROPOSED: 1115.5' < 1132.84'

AVERAGE EXISTING GRADE FOR GARAGE:
= (1131+1129+1126+1123+1124+1128+1132+1130)' / 8
= 7894' / 8 =1127.87'

HEIGHT LIMIT FOR A FLAT ROOF = 1127.87' + 30' = 1157.87'
GARAGE ROOF PROPOSED: 1130.0' < 1157.87'

Building Height Calculation

PER LUC 20.25H.120 DESIGNATION OF CRITICAL AREA & BUFFERS:

20.25H.120.B-1b: STEEP SLOPES TOP OF SLOPE BUFFER OF 50 FEET

20.25.120H.C-2b: STEEP SLOPES TOE-OF-SLOPE STRUCTURESETBACK OF 75 FEET

Critical Area & Buffer

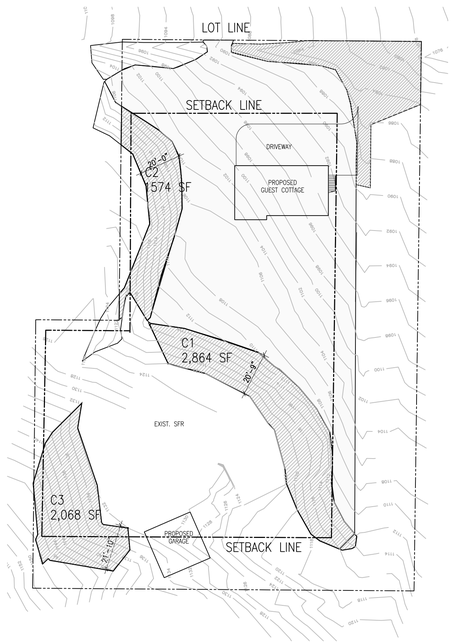
PER LUC 20.20.025.E-3:
BUILDINGS CONSTRUCTED PARTIALLY BELOW GRADE AND NOT HIGHER THAN 30 INCHES ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, MAY INTRUDE INTO REQUIRED SETBACKS.

PER LUC 20.20.250:

DETACHED COTTAGE FOR USE OF GUESTS OR DOMETIC EMPLOYEES OR THE RESIDENCE OF THE MAIN RESIDENCE MAY BE PERMITTED ON ANY LOT HAVING AT LESS 13,500 SQ.FT. IN LOT AREA AND HAVING A SFR AS THE PRINCIPAL USE OF THE LOT.

OTHER REGUALTION COMPLY WITH LUC 20.20.010

Permitted Use



LOT COVERGARE PER 20.25.010-FOOTNOTE 13:
LOT AREA = 43,025 SF
CRITICAL AREA = (2864+1574+2068) SF = 6506 SF (SEE A1.1)
LOT COVERAGE CALCULATION: 43,025 SF - 6506 SF = 36519 SF
LOT COVERAGE BY STRUCTURE: MAX. 35%

LOT COVERAGE PROPOSED:

PROPOSED DETACHED GARAGE: BUILDING CONSTRUCTED PARTIALLY BELOW GRADE PER LUC 20.50.010 FOOTNOTE 16 ARE NOT COUNTED AS STRUCTURAL LOT COVERAGE.

EXISTING SFR: BLDG FOOTPRINT: 1460 SF
PROPOSED GARAGE (ABOVE GRADE): 106.08 SF 24'-0"x4'-5")
PROPOSED GUEST COTTAGE: 1170 SF (26'-0"x45'-0")
TOTAL: 2730.08 SF

LOT COVERAGE: 2630SF / 36519 SF = 7.5% < 35% (MAX. ALLOWABLE)

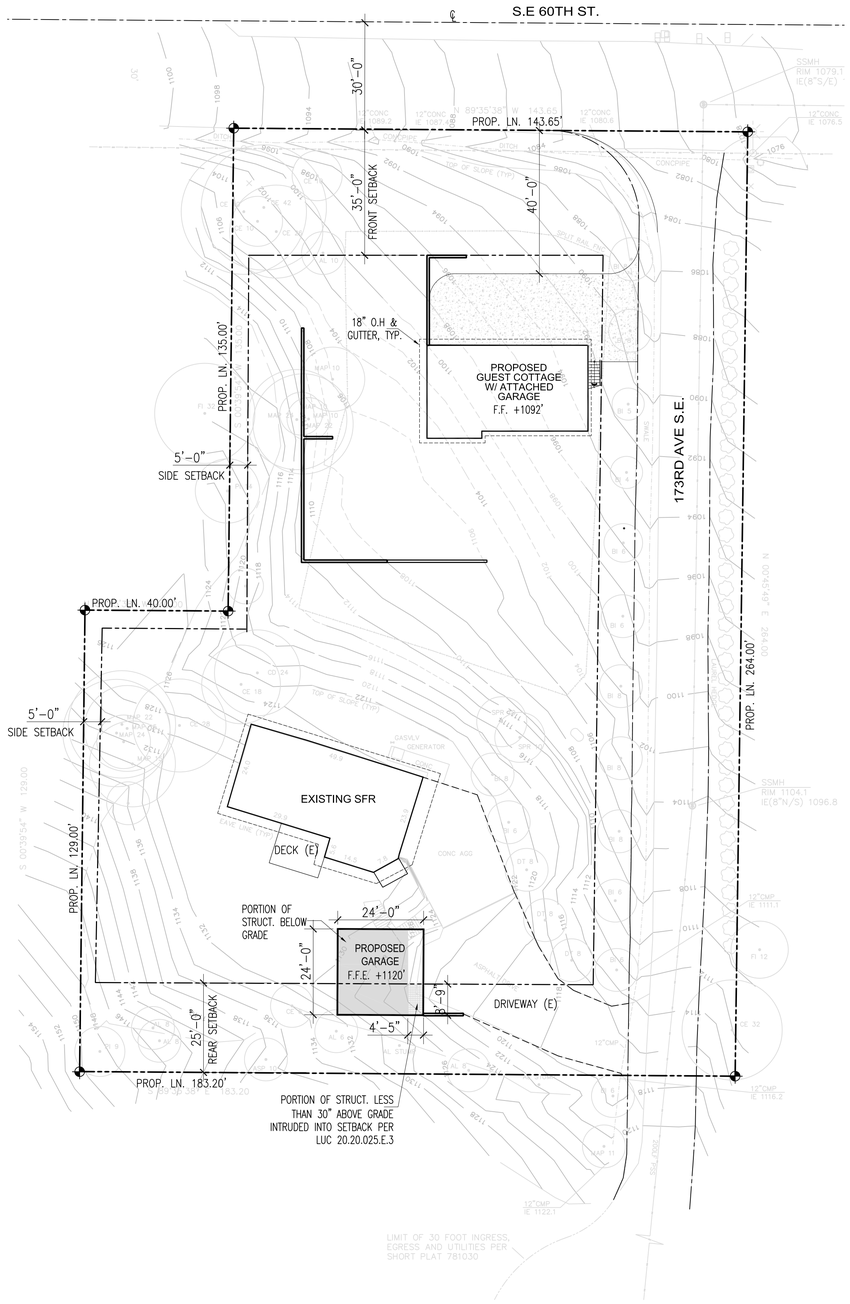
PROPOSED IMPERVIOUS SURFACES:

EXISTING IMPERVIOUS SURFACE:
EXIST. DRIVEWAY: 2384 SF
EXIST. SFR: 1460 SF
TOTAL: 3844 SF

PROPOSED NEW IMPERVIOUS SURFACES:
NEW DRIVEWAY: (58-5"x20'-0") = 1168 SF
COTTAGE WITH ATTACHED GARAGE: 1170 SF
TOTAL: 2338 SF

NET INCREASE IN IMPERVIOUS AREA OF 2338 SF FOR A TOTAL IMPERVIOUS AREA OF (3844 + 2338) SF = 6182 SF
OR (6182 SF/43,025 SF) = 14.37% < 50% (MAX. ALLOWED)

Lot Coverage Calculations



Site Plan

Scale: 1"=20'-0"

PROJECT:	6021 173RD AVE SE BELLEVUE, WA 98006
OWNER:	LAURA BRANCATO 6021 173RD AVE SE BELLEVUE, WA 98006 (206) 369-3214 CONTACT: LAURA BRANCATO
ARCHITECT/AGENT:	MARK TRAVERS ARCHITECT 2315 E PIKE ST SEATTLE, WA 98122 (206) 763-8496 CONTACT: MARK TRAVERS
SCOPE OF WORK:	INCLUDING A DETACHED GARAGE IN THE REAR YARD OF EXISTING SFR AND A GUEST COTAGE HOUSE WITH ATTACHED GARAGE IN THE FRONT YARD PER PLAN.
CONSTRUCTION TYPE:	V-B
ZONE:	R-1
LOT SIZE:	43.025 SF
OCCUPANCY:	R-3, U-1
TYPE OF HEAT:	ELECT.
APPLICABLE CODES:	CITY OF BELLEVUE MUNICIPAL CODES 2009 IBC 2009 IFC 2009 UPC 2009 WSEC

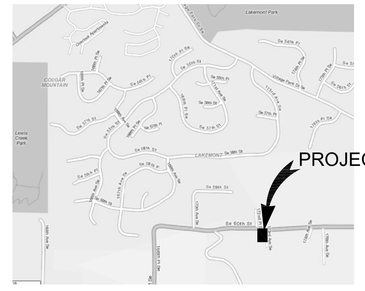
Project Information

TAX ID#: 242405-9131

LEGAL DESCRIPTION:

LOT 1 KC SHORT PLAT NO 781030 REC NO 8202010467 SD PLAT DAF - POR OF W 1/2 OF NW 1/4 OF SW 1/4 BEG NW COR OF SD SUBD TH S 00-39-32 W ALG W LN THOF 165 FT TO TPOB TH CONTG S 00-39-32 W 242.56 FT TH S 89-35-42 E PLT N LN SD SUBD 318 FT TO E LN SD SUBD TH N 00-45-27 E ALG E LN OF SUBD 377.56 FT TO S MGN SE 60TH ST TH N 89-35-42 W 143.65 FT TH S 00-39-32 W 135 FT TH N 89-35-42 W 175 FT TO TPOB

Legal Description



Vicinity

SURVEY
A1 SITE PLAN, PROJECT DATA
A1.1 STEEP SLOPE CALCULATION
A1.2 EXCATION PLAN, TESC
A1.3 TESC NOTES, DETAILS
A2.0 GARAGE PLAN, COTTAGE FLOOR PLAN
A4.0 COTTAGE NORTH, SOUTH ELEVATION
A4.1 COTTAGE WEST, EAST ELEVATION
A4.2 GARAGE ELEVATIONS

Sheet Index

Consultants

Stamp of Record

REGISTERED ARCHITECT MARK TRAVERS STATE OF WASHINGTON 5138

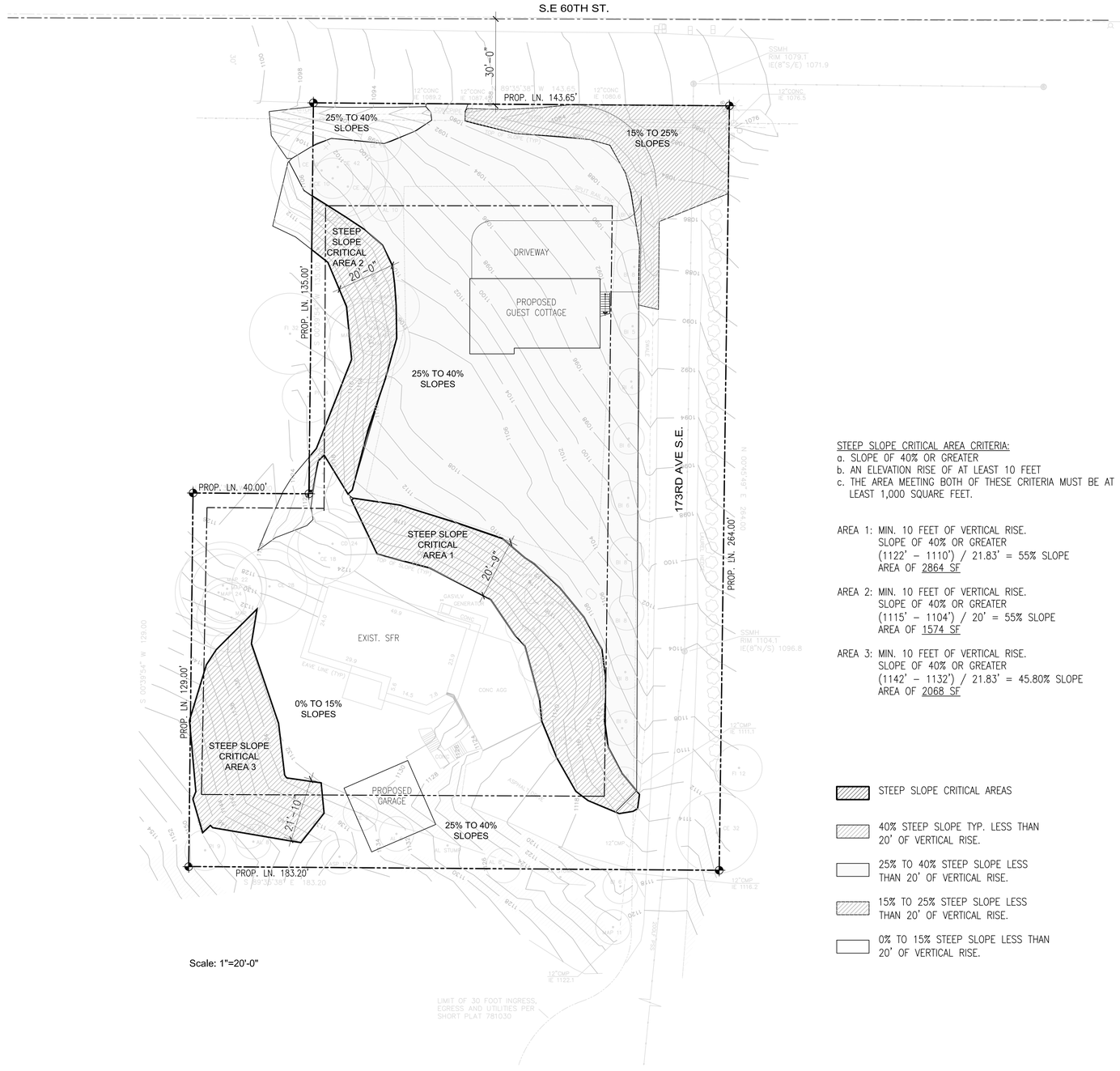
Mark Travers Architect, AIA
Seattle, WA 98122
2315 East Pike Street
Tel: 206-763-8496
Fax: 206-328-3238
www.marktraversarchitect.com

Brancato - Home Remodel
6021 173rd Ave SE
Bellevue, WA 98006
Site Plan

Drawn: MN
Checked: MTT
Date: 05-29-2012

Submittal / Revisions

A1.0



Scale: 1"=20'-0"

Steep Slope Calculation

Scale: 1"=20'-0"

0 6" 1 2 4'

NORTH

STEEP SLOPE CRITICAL AREA CRITERIA:
a. SLOPE OF 40% OR GREATER
b. AN ELEVATION RISE OF AT LEAST 10 FEET
c. THE AREA MEETING BOTH OF THESE CRITERIA MUST BE AT LEAST 1,000 SQUARE FEET.

AREA 1: MIN. 10 FEET OF VERTICAL RISE.
SLOPE OF 40% OR GREATER
(1122' – 1110') / 21.83' = 55% SLOPE
AREA OF 2864 SF

AREA 2: MIN. 10 FEET OF VERTICAL RISE.
SLOPE OF 40% OR GREATER
(1115' – 1104') / 20' = 55% SLOPE
AREA OF 1574 SF

AREA 3: MIN. 10 FEET OF VERTICAL RISE.
SLOPE OF 40% OR GREATER
(1142' – 1132') / 21.83' = 45.80% SLOPE
AREA OF 2068 SF

STEEP SLOPE CRITICAL AREAS

40% STEEP SLOPE TYP. LESS THAN 20' OF VERTICAL RISE.

25% TO 40% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.

15% TO 25% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.

0% TO 15% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.

Consultants

Stamp of Record

Mark Travers Architect, AIA
2315 East Pike Street | Seattle, WA 98122
Tel: 206-763-8496
Fax: 206-328-3238
www.marktraversarchitect.com

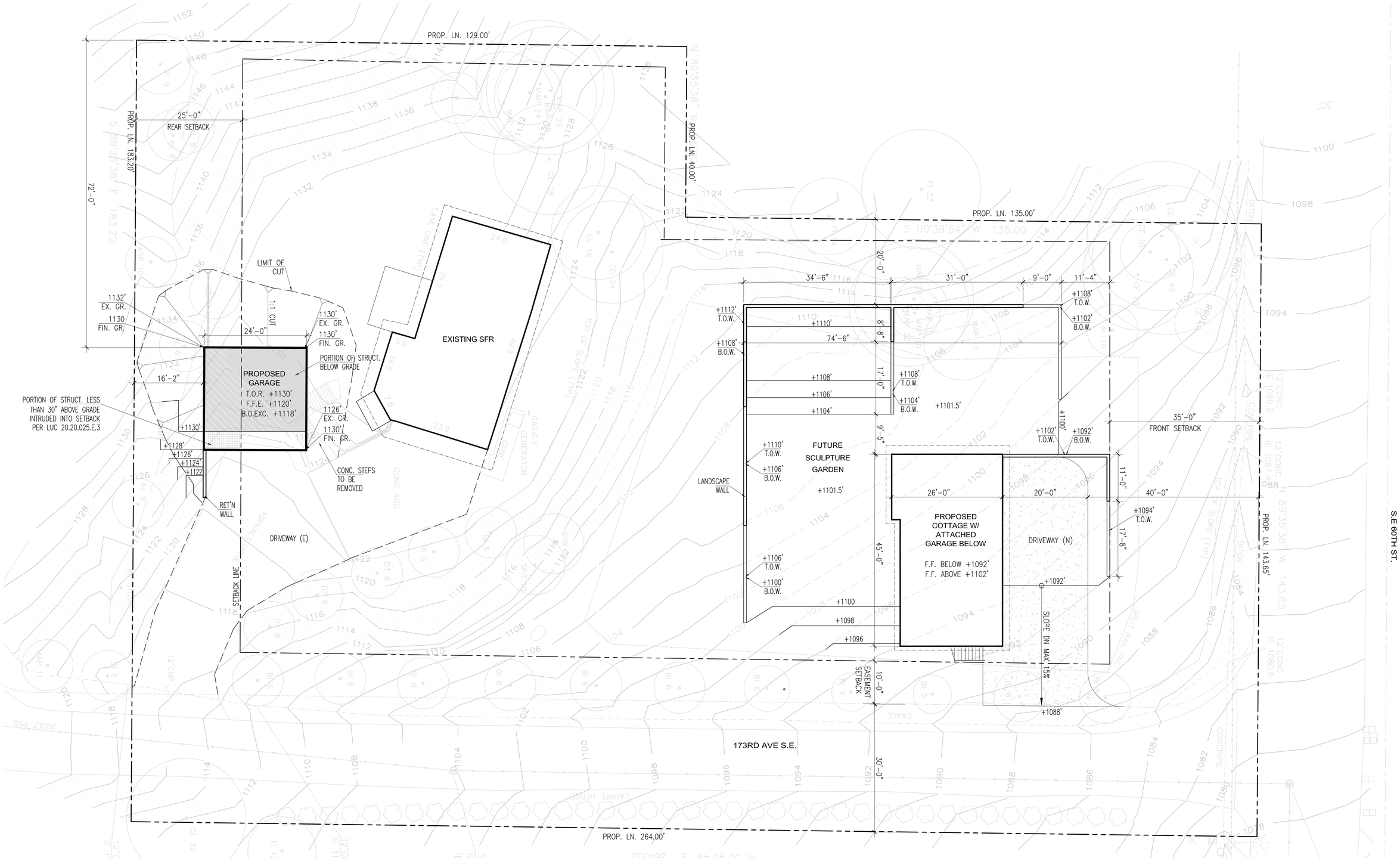
Drawn: MN
Checked: MTT
Date: 05-29-2012

Brancato - Home Remodel
6021 173rd Ave SE
Bellevue, WA 98006

Steep Slope Calculation

Submittal / Revisions

A1.1



Site Plan

Scale: 1"=10'-0"

N

Consultants

Stamp of Record

REGISTERED ARCHITECT
5130
MARK TRAVERS
STATE OF WASHINGTON

Mark Travers Architect, AIA
Seattle, WA 98122
2315 East Pike Street
Tel: 206-763-8496
Fax: 206-328-3238
www.marktraversarchitect.com

Drawn: MN
Checked: MTT
Date: 05-29-2012

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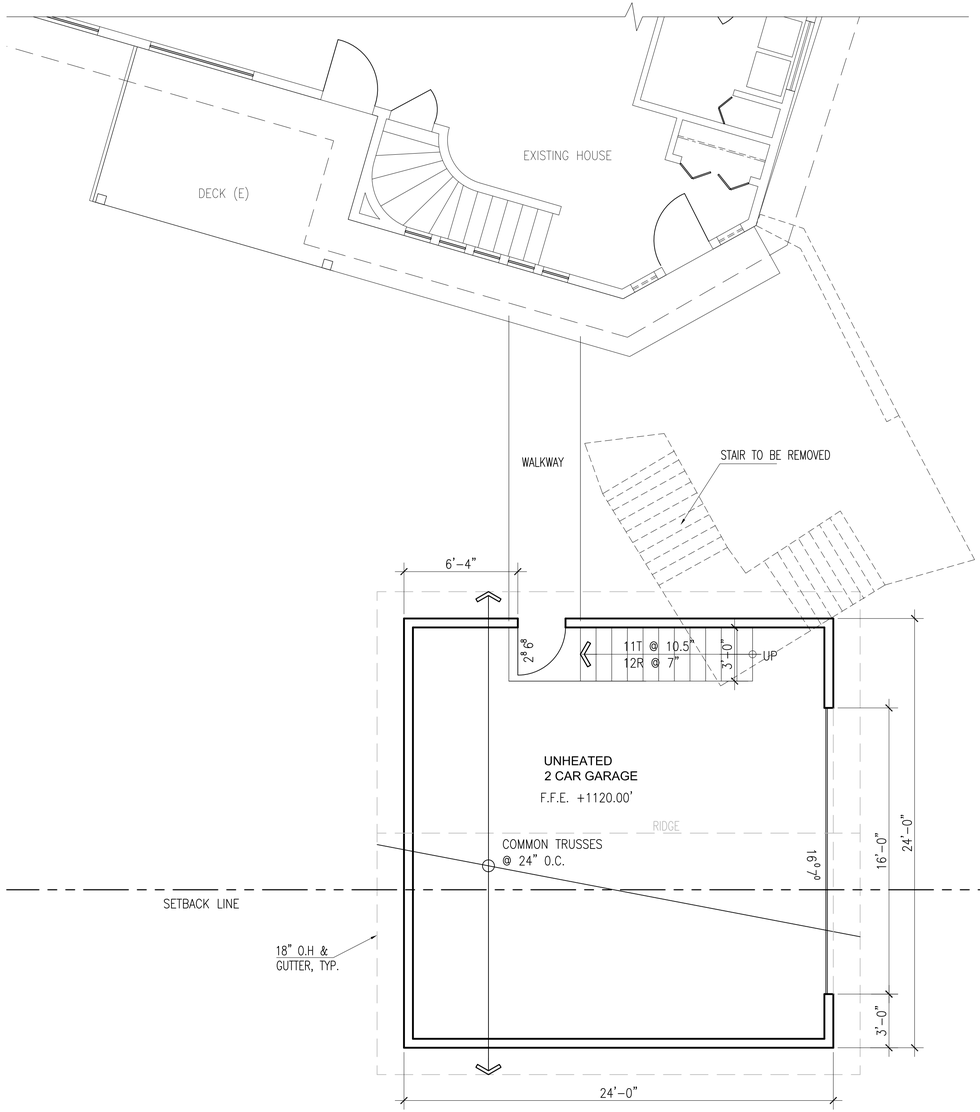
Bellevue, WA 98006

Excavation Plan

Submittal / Revisions

A1.2

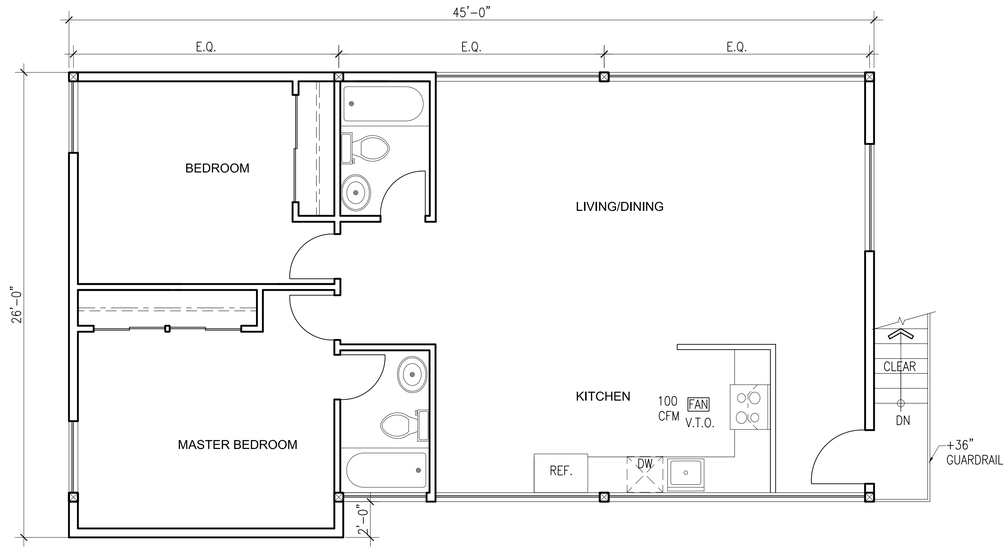


Garage Floor Plan

Scale: 1/4"=1'-0"

0 6" 1 2 4'

NORTH

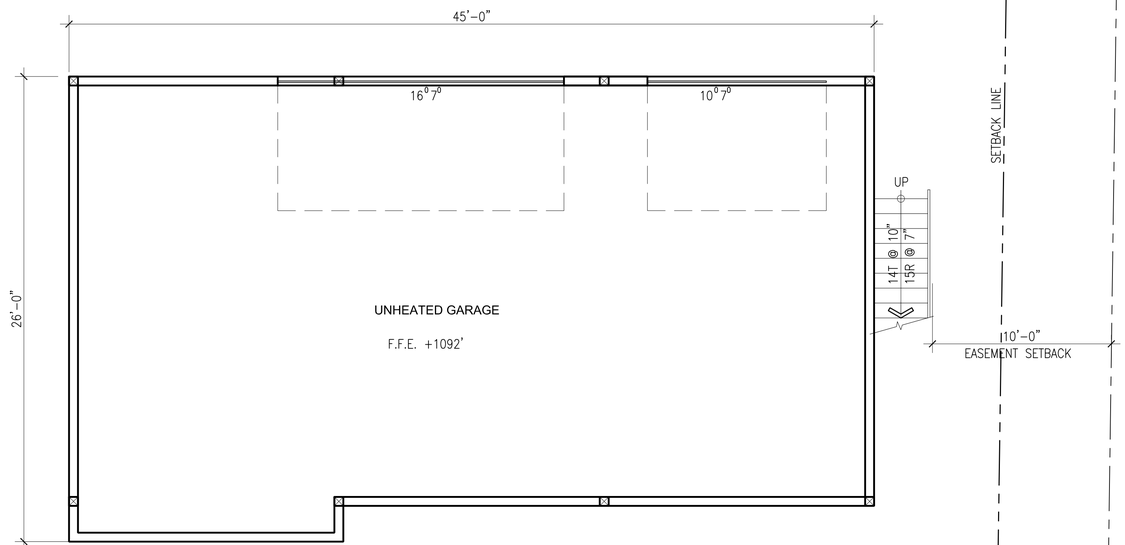


Upper Level

Scale: 1/4"=1'-0"

0 6" 1 2 4'

NORTH



Low Level - Garage

Scale: 1/4"=1'-0"

0 6" 1 2 4'

NORTH

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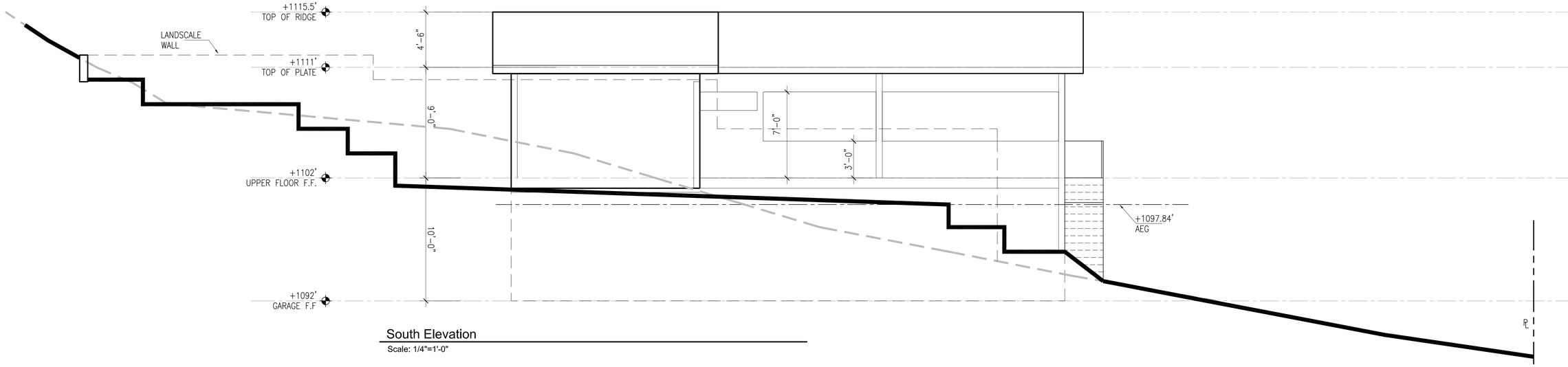
Garage Plan, Guest Cottage Plan W/ Attached Garage

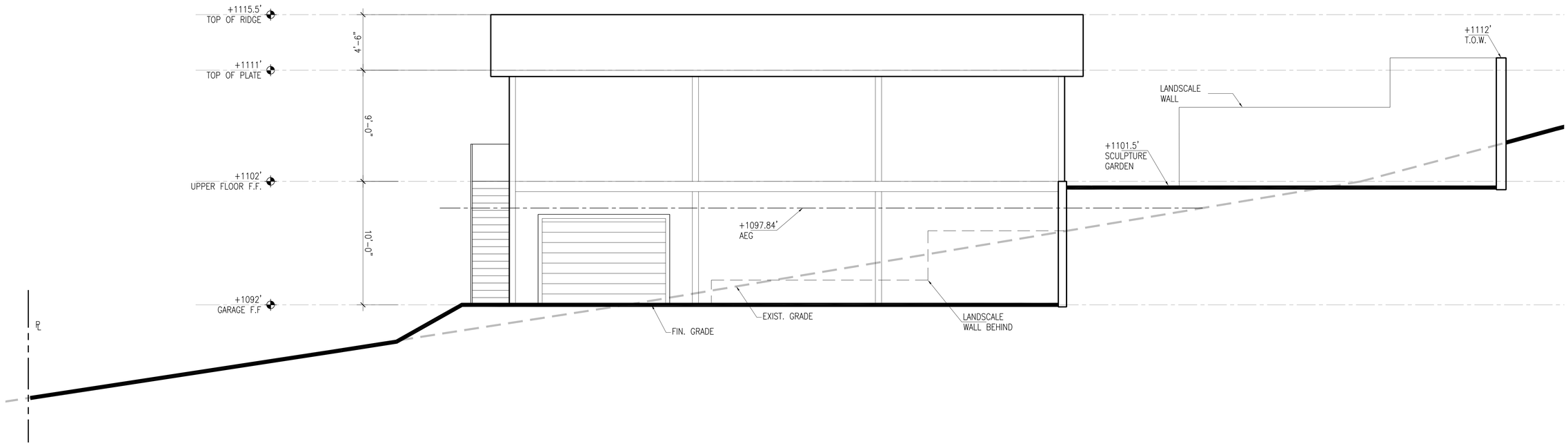
Submittal / Revisions

A2.0



South Elevation

Scale: 1/4"=1'-0"



North Elevation

Scale: 1/4"=1'-0"

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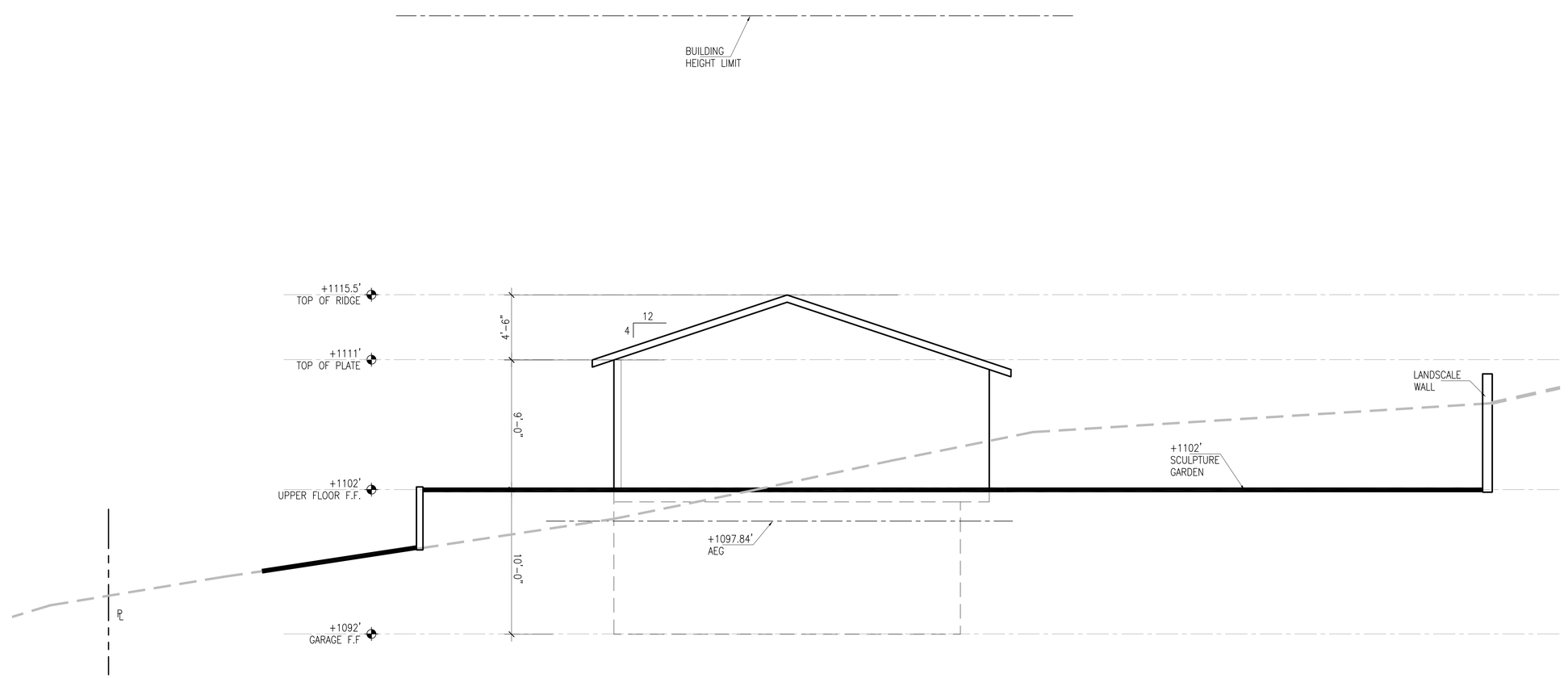
Guest Cottage Elevation

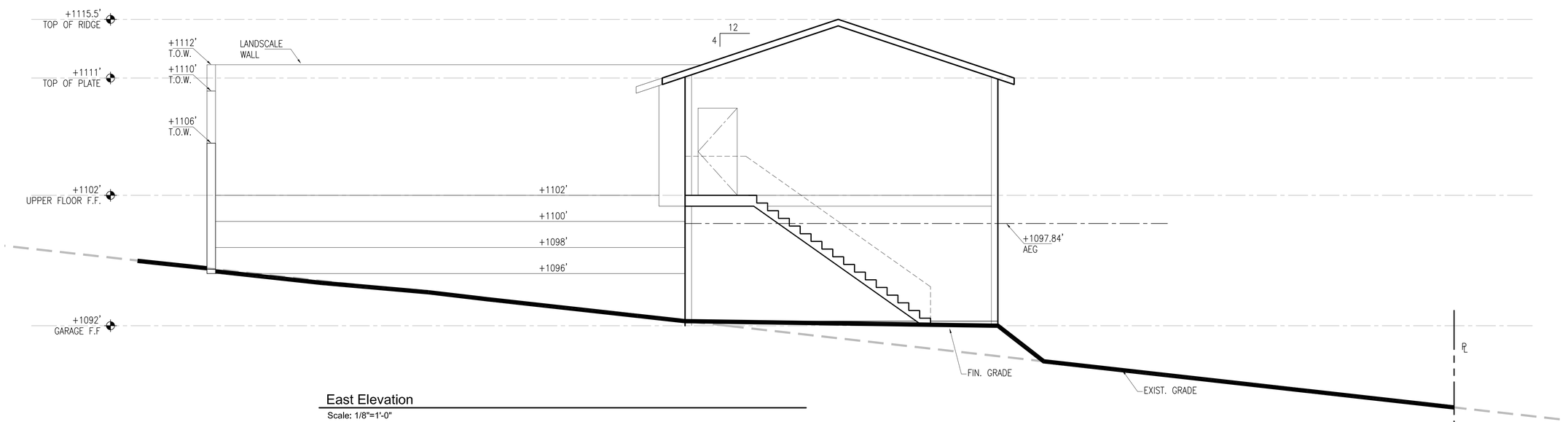
Submittal / Revisions

A4.0



West Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"

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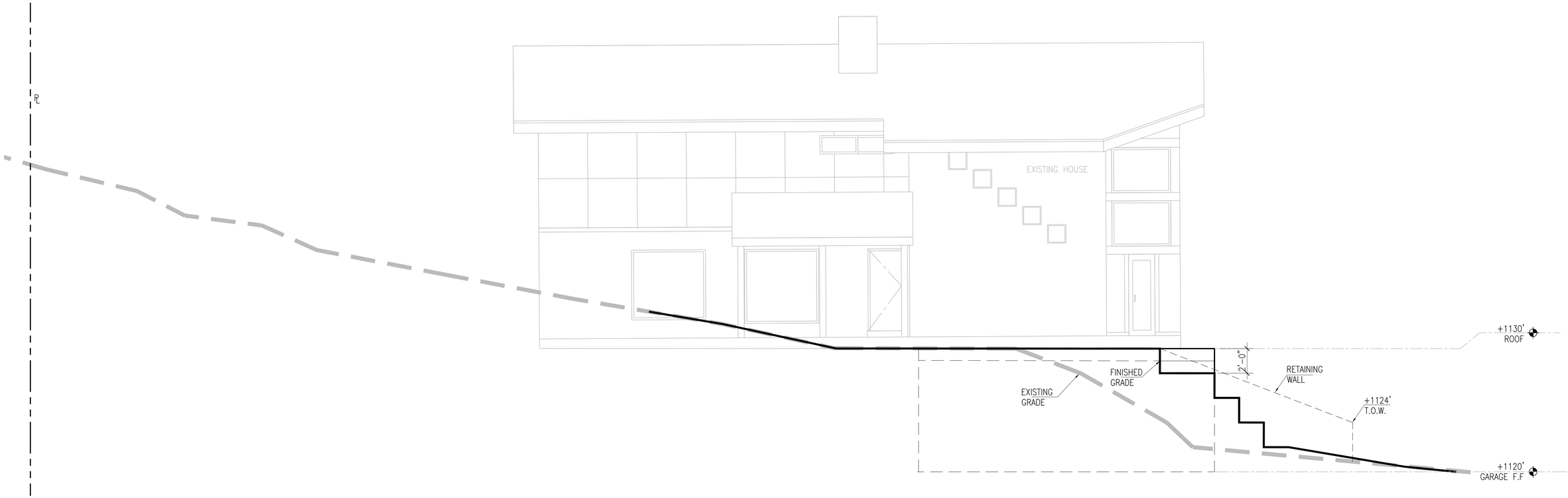
Guest Cottage Elevation

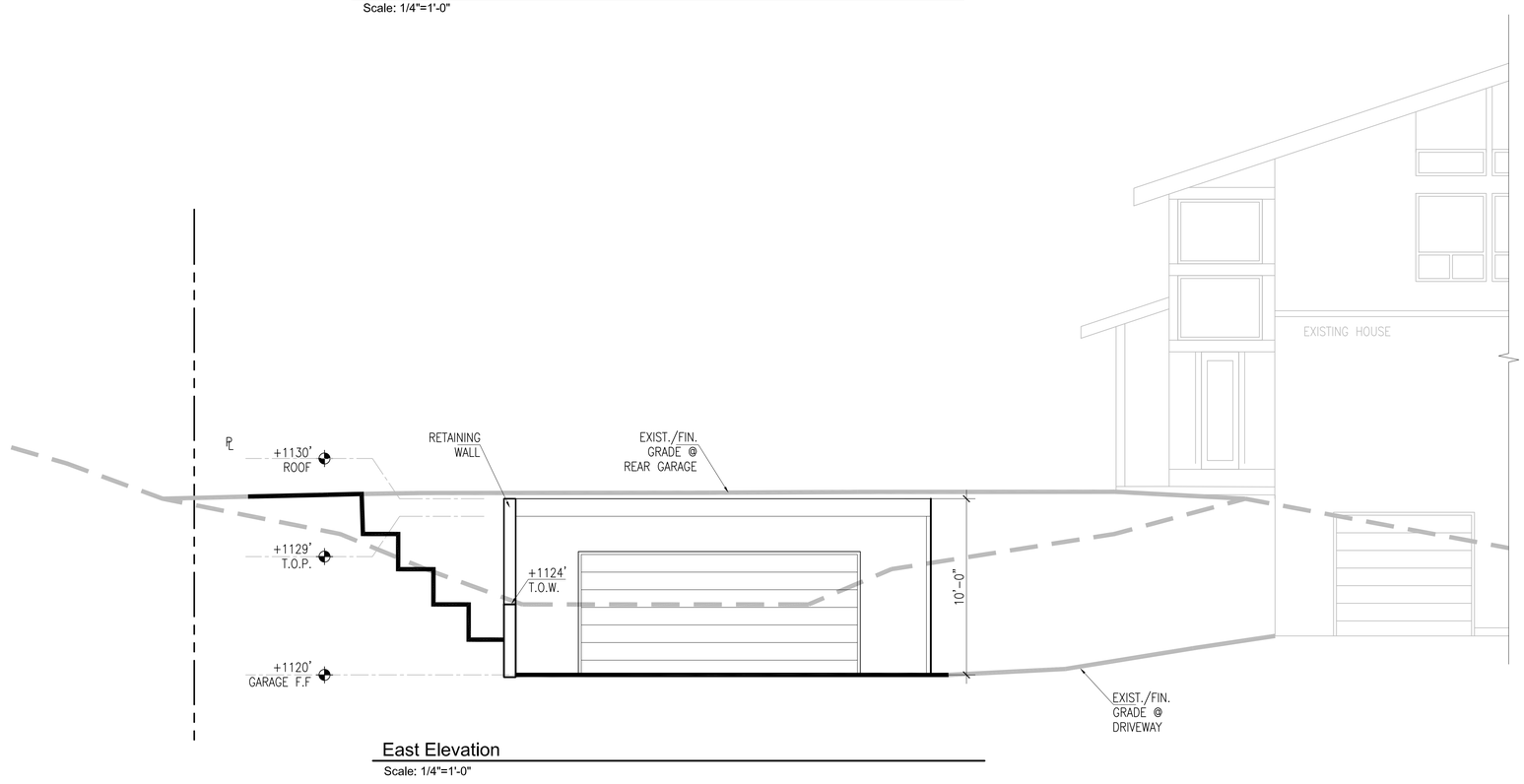
Submittal / Revisions

A4.1



South Elevation

Scale: 1/4"=1'-0"



East Elevation

Scale: 1/4"=1'-0"

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Garage - Elevations

Submittal / Revisions

A4.2